

**NORMAN PLANNING COMMISSION
REGULAR SESSION MINUTES**

FEBRUARY 11, 2016

The Planning Commission of the City of Norman, Cleveland County, State of Oklahoma, met in Regular Session in the Council Chambers of the Norman Municipal Building, 201 West Gray Street, on the 11th day of February, 2016. Notice and agenda of the meeting were posted at the Norman Municipal Building and online at <http://www.normanok.gov/content/boards-commissions> at least twenty-four hours prior to the beginning of the meeting.

Chair Andy Sherrer called the meeting to order at 6:30 p.m.

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Item No. 1, being:

ROLL CALL

MEMBERS PRESENT

Sandy Bahan
Roberta Pailes
Erin Williford
Andy Sherrer
Dave Boeck
Tom Knotts

MEMBERS ABSENT

Chris Lewis
Dawn Jourdan

A quorum was present.

STAFF MEMBERS PRESENT

Susan Connors, Director, Planning &
Community Development
Jane Hudson, Principal Planner
Janay Greenlee, Planner II
Roné Tromble, Recording Secretary
Larry Knapp, GIS Analyst II
Leah Messner, Asst. City Attorney
Shawn O'Leary, Director, Public Works
Scott Sturtz, City Engineer
David Riesland, Traffic Engineer
Todd McLellan, Development Engineer
Mark Daniels, Utilities Engineer

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CONSENT DOCKET

Chair Sherrer announced that the Consent Docket consisted of the following items:

Item No. 3, being:

APPROVAL OF THE JANUARY 14, 2016 REGULAR SESSION MINUTES

Item No. 4, being:

PP-1516-15 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY VICTORY FAMILY CHURCH (CRAFTON TULL) FOR VICTORY FAMILY CHURCH ADDITION FOR 5.758 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN FLOOD AVENUE (HIGHWAY NO. 77) AND 24TH AVENUE N.W. AND ONE-THIRD MILE SOUTH OF FRANKLIN ROAD.

Chair Sherrer asked if any member of the Commission wished to remove any item from the Consent Docket. There being none, he asked if any member of the audience wished to address one of these items. There being none, he asked for discussion by the Planning Commission.

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to place Item Nos. 3 and 4 on the Consent Docket and approve by one unanimous vote. Tom Knotts seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailles, Erin Williford, Andy Sherrer, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dawn Jourdan

Ms. Tromble announced that the motion, to place approval of Item Nos. 3 and 4 on the Consent Docket and approve by one unanimous vote, passed by a vote of 6-0.

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Item No. 3, being:

APPROVAL OF THE JANUARY 14, 2016 REGULAR SESSION MINUTES

This item was approved as submitted on the Consent Docket by a vote of 6-0.

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Item No. 4, being:

PP-1516-15 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY VICTORY FAMILY CHURCH (CRAFTON TULL) FOR VICTORY FAMILY CHURCH ADDITION FOR 5.758 ACRES OF PROPERTY GENERALLY LOCATED BETWEEN FLOOD AVENUE (HIGHWAY No. 77) AND 24TH AVENUE N.W. AND ONE-THIRD MILE SOUTH OF FRANKLIN ROAD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

The Preliminary Plat for VICTORY FAMILY CHURCH ADDITION was approved on the Consent Docket by a vote of 6-0.

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Item No. 5a, being:

R-1516-79 – LIFE COVENANT CHURCH REQUESTS AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM INDUSTRIAL DESIGNATION TO INSTITUTIONAL DESIGNATION FOR APPROXIMATELY 9.82 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF IMHOFF ROAD APPROXIMATELY 900 FEET EAST OF CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report
3. Preliminary Site Plan

Item No. 5b, being:

PP-1516-16 – CONSIDERATION OF A PRELIMINARY PLAT SUBMITTED BY LIFE COVEANT CHURCH, INC. (WALLACE ENGINEERING) FOR LIFE.CHURCH NORMAN ADDITION FOR 18.55 ACRES OF PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF IMHOFF ROAD AND ONE-QUARTER MILE EAST OF CLASSEN BOULEVARD.

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Preliminary Plat
3. Staff Report
4. Transportation Impacts
5. Preliminary Site Plan
6. Pre-Development Summary
7. Greenbelt Commission Comments

PRESENTATION BY STAFF:

1. Janay Greenlee – Life Covenant Church is requesting a NORMAN 2025 Land Use and Transportation Plan amendment from Industrial to Institutional Designation. This is the subject tract where they're requesting the land use from Industrial to Institutional. This is the proposed to Institutional for the church. Also, consideration of a preliminary plat for Life.Church Norman Addition. The preliminary plat is the entire ownership – this entire tract – currently zoned A-2. The zoning will remain A-2 because a church is allowed by right in A-2. The church is requesting the land use amendment going to Institutional because currently it is Industrial. The land use has been Industrial since 2020 in 1997 and remained in the 2025, adopted in 2004. It has never developed into any type of industrial use. The existing land use is completely vacant right now. Abutting commercial and industrial and A-2 as well. There is a single family home in the northeast corner. This is an aerial showing the site – Imhoff Road, South Classen, and then the Highway 9 interchange. This is the preliminary site plan. The church is only requesting the land use amendment for 9.2 acres, which is this section here at the south end for the church. The rest will remain Industrial land use. The whole tract will continue to be zoned A-2. That is not changed and there have not been any proposals for any other changes in the near future. This is the preliminary plat; one lot, one block. The existing detention is right here.

This is South Classen going to the Highway 9 heading east interchange. This is the site at the corner going onto Highway 9 right back here. You can see Hitachi back here in this corner. It's all commercial zoned here along Classen, but they're all used car repair shops and automotive and plumbing store just on the west side of this proposed site. This is immediately west of the site. This is the site itself – completely undeveloped right now. Like I said, it has never been developed as any type of industrial use. As you know, it's come before you for some multi-family that never went through, so now this is coming forward. This is the site looking to the south. This is the single family home that's currently there. This is looking to the west just on the west side of Hitachi, so the entire site here. And again this is just to the west of the site looking back. Across the street to the north are the Cottage Apartments. The entrance into the church that they're proposing is going to align with this off of Imhoff, so their drive approach will align with the drive approaches that are currently there for the Cottages. This is looking east on Imhoff. This is on Imhoff on the south side of the street – commercial properties, and then the hotel.

Across the street, more multi-family on Classen and Imhoff. This is the intersection at Classen and Imhoff. And to the south again. And to the north.

Recently there have been several land use and zoning changes in this area. We have the Walmart Supercenter at Cedar Lane and 77. As you know, Classen Crossings is down here under construction. The redevelopment of the Sooner Mobile Home Park with a Neighborhood Walmart and Aspen Heights. There's been a lot of development and changes from more agricultural/institutional to residential. Planning Department has assessed this and has looked at the proposed changes as far as the requirements for a land use plan change: if the suggested proposal will be contrary to the public interests or an adverse land or traffic impact, and it is not. We do support and recommend approval of Resolution R-1516-79 and the preliminary plat 1516-16. I'd be happy to answer any questions.

PRESENTATION BY THE APPLICANT:

Carolyn Back, Wallace Engineering, representing the applicant, was present and available to answer questions but did not make a presentation.

AUDIENCE PARTICIPATION:

None

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

Dave Boeck moved to recommend adoption of Resolution No. R-1516-79 and PP-1516-16, the Preliminary Plat for LIFE.CHURCH NORMAN ADDITION, to the City Council. Roberta Pailes seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailes, Erin Williford, Andy Sherrer, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dawn Jourdan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1516-79 and PP-1516-16 to the City Council, passed by a vote of 6-0.

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Item No. 6a, being:

R-1415-84 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST AMENDMENT OF THE NORMAN 2025 LAND USE AND TRANSPORTATION PLAN FROM VERY LOW DENSITY RESIDENTIAL DESIGNATION TO MIXED USE DESIGNATION FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E. (SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST; E $\frac{1}{2}$ OF SECTION 15; AND W $\frac{3}{4}$ OF THE S $\frac{1}{2}$ OF SECTION 14).

ITEMS SUBMITTED FOR THE RECORD:

1. 2025 Map
2. Staff Report

and

Item No. 6b, being:

O-1415-33 – SHAZ INVESTMENT GROUP, L.L.C. AND RIEGER, L.L.C. REQUEST REZONING FROM A-2, RURAL AGRICULTURAL DISTRICT, TO PUD, PLANNED UNIT DEVELOPMENT, FOR APPROXIMATELY 760 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF POST OAK ROAD ON BOTH THE EAST AND WEST SIDES OF 36TH AVENUE S.E. (SE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 2 WEST; E $\frac{1}{2}$ OF SECTION 15; AND W $\frac{3}{4}$ OF THE S $\frac{1}{2}$ OF SECTION 14).

ITEMS SUBMITTED FOR THE RECORD:

1. Location Map
2. Staff Report
3. Memo from James Briggs, Park Planner II
4. Memo from Shawn O'Leary, Director of Public Works
5. Memo from Todd McLellan, Development Engineer
6. Master Storm Water Plan Map
7. Master Storm Water Plan Cover
8. Transportation Impacts
9. Transportation Master Plan Cover
10. Memo from Mark Daniels, Utilities Engineer
11. Utilities Maps – Exhibits A, B, C, D, E, LS-1
12. Destin Landing Phase 1 Utilities Map
13. Water Distribution System Study Cover
14. Wastewater Collection System Study Cover
15. PUD Narrative with Exhibits A, B, C, D, E, F, G, H
16. Pre-Development Summary – October 23, 2014
17. Pre-Development Summary – March 26, 2015
18. Pre-Development Summary – September 24, 2015
19. Greenbelt Commission Comments
20. Excerpt of January 14, 2016 Planning Commission Minutes

PRESENTATION BY STAFF:

1. Jane Hudson – We have two applications for this subject tract tonight. The land use plan amendment application would take this subject tract from Very Low Density Residential, which is shown here, to Mixed Use. The land use in this area consists of Industrial, I believe, to the north and then we've got the Open Space area. We've got Very Low Density Residential to the east, as well as Low Density Residential to the west, with Medium Density Residential to the west, and then again up on the north side of Cedar Lane Road we have another Very Low Density Residential Designation. For the zoning in this area, the existing zoning for the majority of this tract, obviously, is A-2. The area to the north we have a Planned Unit Development which you actually saw last month, which was the Corporate Addition which was the expansion of the CNI property. We have John Saxon Park, again A-2, and then we have the two Planned Unit Developments to the west, which is the large acre development here for single-family homes and then the apartment complex here on the west side, which is the Links, Greens, and also consists of the public golf course that's there. Then we have I-1 down to the west which fronts

Highway 77. For the proposed zoning, if this is approved, this subject tract will carry the Planned Unit Development designation for this area. This is the 2015 aerial photo for this area. I wanted this so you could see the area. This area south of Post Oak Road is actually the city limits of Noble. There is a nursing home down here on the east side of 36th with a newer single-family home subdivision there. There's a church over here which would be at the southwest corner of this development, on the south side of Post Oak Road. And then, again, we have the larger acreage single-family home developments on the east side of 36th there. You have the multi-family and you can see the golf course abutting the west side on the south side of Cedar Lane Road.

These pictures start at Post Oak Road. This is looking back to the west. Of course, the south side, again, is the city limits of Noble. On the right here is the subject tract area. This is looking back to the east, again on Post Oak. This is the corner of 36th and Post Oak. The northwest corner here would be the subject tract area. Again, this is the church that's in the city limits of Noble, and then this is that single-family home I showed you earlier. This is looking back to the east. This is that piece that's on the east side of 36th which continues out east almost to 48th Avenue, again on the north side of Post Oak. This is the intersection of Cedar Lane Road and 36th. Again, the north side of the development there on Cedar Lane and then the south side over here on the south side of Cedar Lane. Looking north on 36th. Looking back south on 36th from Cedar Lane. This photo shows where the new expansion of Cedar Lane Road ends. This area to the left is going to be, again, that golf course that's there for The Links and The Greens. The golf course is on the right and then here on the left is the west edge of what will be Destin Landing there on the south side of Cedar Lane. This is another photo on Cedar Lane. This is approximately the northern boundary for the Rieger Tract; this is on 36th so looking back south. This is from John Saxon looking south. This is the John Saxon Park, which does abut Rieger's property. I took this photo so you would kind of have an idea – I was trying to be respectful of the homes out there on the east side of 36th and not take a lot of photos of the homes and everything, but most of those homes are set back a good distance from 36th, so I just wanted to give you an idea of where those homes were.

There is not a preliminary plat moving forward with this. The application and the PUD has a proposed Master Development Plan, so this kind of outlines the areas and the uses that will be incorporated. This is the preliminary site development plan that is also moving forward with the application.

We did receive two protests, which equaled 2.2% within the notification area for this application. Staff does support this application for a Master Planned Development – Destin Landing. We do recommend approval of Resolution No. R-1415-84 and Ordinance No. O-1415-33. Staff is available for questions. The applicant and their representatives are here with a presentation – a slide show for you, and they can also answer questions.

PRESENTATION BY THE APPLICANT:

1. Sean Rieger, representing the applicants – You heard me right – applicants – plural. You don't see this very often in that we have two different owners coming together to present a future project, and something that is far-reaching as this. I want to give great credit to Jalal and Mohammad Farzaneh for doing that. They came to us very early on after they had purchased this property and asked us if we wanted to join with them in a vision for the future of this area. We were very excited about it. We were very excited to hear what they thought we could accomplish here and so we were thrilled when they invited us to be a part of that. So we started down that journey. And it has been a long journey. We started this back in the summer of 2014 we started meeting on it. We started having sort of visioning meetings on it and how we were going to accomplish this. What were we going to accomplish? We finally went down the path of hiring a planner, and we'll talk about that in just a minute. Then we filed our first Pre-Development hearing request in October of 2014. So we have actually been in the pipeline in process since 2014 – fall of that year. So it's been a long haul. We've had many meetings. We've had three different Pre-Development meetings on this with neighbors. We've had countless staff meetings – I don't even know how many staff meetings we've had, but there's

been a bunch. And it's been necessary because of the size of this project. As Jane told you, this is 760 acres and I'm going to put that in relative fashion on the screen for you in just a minute, but it is a large project. For that reason, it took on a different process. It took on a way for us to try to deal with it and the massiveness of that, in a way that we could actually functionally take it through the process. As you are aware -- we've talked about this before -- the normal process is we bring preliminary plat with it. Well, preliminary plat is laying out every single sidewalk, every single lot, everything -- fire hydrants, everything. That simply was not really possible on 760 acres of a site. So we worked very hard with staff and everyone to find a way that we could accomplish that in a different way. What we came up with was a Master Development Plan, something that has been done pretty commonly around the country. Something that has been done pretty commonly for this size of a project. So what's before you tonight is the Master Development Plan PUD that we're asking you to review and approve. At the time that this actually begins in the process of actual development, we will be back in front of you with the preliminary plats. That's when you will see the design -- construction design of the lots and the open spaces in very detailed fashion -- and the sidewalks and the curb cuts and all of those things will be back in front of you at that time. So this is not something that you approve or we get approval on City Council and then we can go straight to building permit on anything. We can't. We'll be right back in front of you. We'll be right back in front of the neighbors for every single facet of this project as it develops. But, fortunately, now we have a vision, upon the approval of this we hope, that it is coalesced. It's coalesced into a future vision that we know where we're headed. So often before, we bring patchwork preliminary plats to you. We do 30 acres here, we do 10 acres there, we may do 80 -- maybe 160, but it's not in conjunction with everything around it. Here you have 760 acres in a combined plan fashion. So it really is truly extraordinary in that sense. We simply don't see that. So we hope that you take it in that mindset tonight as you listen to the presentation. I'll be speaking first very briefly, and then we will turn it over to the planner that we've hired and I'll talk about him in just a moment, and then Tom McCaleb will take you through what has really been pretty extensive engineering of how do we make this work as such a large project on the next urban level of Norman.

So let me show you a few things. First, let's talk about our growth. Obviously, it's a very fundamental part of a large project like this. How fast are we growing? Where are we growing? What are we growing to? Well, we are growing. If you take census figures -- and this is all right off the U.S. Census Quick Facts website -- right now our population is estimated at about 118,000 people. We grow, in the last about 50 months, from April 1, 2010 to July 1, 2014 -- this, again, is straight off the census website -- at about 1.51% a year. That is actually down. We used to be growing at about 2% a year. But 1.51% is about the rate right now. If you do that math, that adds about 1,778 people a year, every single year. And, of course, it will be a little more every single year as that percent escalates. So what does that equate to in housing? How do we figure out what that is? Well, the U.S. Census Bureau says that we average about 2.41 people per household. So you run that math and typically we are -- or let me cut back. We are actually averaging building about 517 homes per year for the last two years. Back in the early 2000s, we used to build about 600 to 700 houses a year. 2008 happened and we have never gotten back to that. The highest I think we've done is the mid-500s per year. We've actually had one 489 in 2014. So we average around 500 a year. That's how many homes we're building per year. But our population is increasing at 1,700 a year or 1,800 or really about 2,000 if you get close to that 2%. So we need significant amounts of housing to accommodate that population as we grow.

So then you look at where do we grow that population? What you see on the screen right now is -- I don't get to show you this ever when we do zonings, but this one time I'm showing you the actual zoning of the entire city -- of the entire urban area and you see it in front of you there. The little red box down at the lower right corner -- that is the 760 acres that is before you tonight. To give you some perspective of the size of that, we're asking for a PUD and you see all the pink parcels up here; those are all PUDS. This is, we believe, the largest PUD that has ever come before you. University North Park, right here, was 585 acres. This one is 760. The J&J PUD up at the far northwest corner is this one right here -- Bob Stoops' house right over here -- this is kind of that quadrant north of Franklin -- that one was about 350 acres, I believe. Again, we're at

760. So you can imagine the complexity of the planning that went into this as the largest PUD that we've seen come before you. So you can see where we're at; we're right there. If you look at this zoning map, and Ms. Hudson showed you a little bit of this area right down here, but you can see all of these colored parcels – well, that's the urban edge. That's where the urban edge stops. Right at where we are. You can see PUDs are right here; industrial right here; this is the Walmart right there; this is the Saxon area right here; but what I really want you to notice on this map is you can see the urban edge is right at our edge. We're not extending out a mile, two, three to the east; we are right on the urban edge. We are the next tier.

You get an even better sense of that in this next slide. This is 2025. So when we talk about all that growth and all that population as we go forward, that's the City of Norman 2025, and you will see on the south edge – that's the Canadian River – we have grown to it. Obviously, no more growth rim in the south edge. On the west, you see that green right there, that's the Ten Mile Flat Conservation Area. That's limited to, I believe, one home per 20 acres, and much of it is floodplain, so we can't go west, so that edge is pretty much done. You can see up in the north, really that is all platted right now. This is all preliminary platted – there aren't homes there yet, but those are approved preliminary plats and you will start seeing those final plats come through in pretty near fashion. There is a little bit of space right up here, you can see, for development still at the far northwestern edge, but that's it. Then you see across the north this large green swath – that is the Little River that carries into Lake Thunderbird. And above the Little River right now on 2025 is a Community Separator that has significant limitation of homes as well. So when you look at this map and you talk about that population growth we have, there's only one place to grow. It is basically along this edge and you follow the pointer – it's along this edge to the east. Those are the only areas left where Norman effectively has large areas to grow into. What I want you to notice again is that we are right on the edge of it. Obviously, you've had many plats – many things come before you recently in the southeast area, and that's why. What I want you to see tonight is that's why you're seeing them in that area, is because that is where there's room left to grow. Unless and until we find a way to get through the community discussion of more density in our core – the Center City issues – the densifying of the core, then we need to accommodate that population growth out on these edges. So this is the next edge – we're right on the edge of it and this project is the next phase of it. So we've master planned these 760 acres and we're ready now to go forward with starting to bring little preliminary plats within this 760 acres.

I'll show you just a little bit more. One thing Ms. Hudson mentioned is immediately to the south of us – our boundary right here, you see it – is Noble. Now, I didn't show on the screen, but Noble – Ms. Hudson showed you, they have additions now being planned right up next to this. They're already built; the next additions that will abut this are already in planning. They're already going through engineering, so that Noble will touch us pretty soon at that edge. So its urban area is about to connect with us.

This is a close-up and this is the last slide I'll show you before we have the planner come up and talk to you, but this, again, is the aerial and I want again to show you the urban edge. This is the Links golf course. This is the Walmart Super Center right here, Classen Boulevard, of course. This land right here was just recently in front of you for a revised preliminary plat. That has all been preliminary platted right there. St. James Park – this has all been preliminary platted up in here. This is an existing older subdivision. This is the north land of this site and this is the Farzaneh land down here. This land right here is not developed yet, but there is a lift station on it to the south end of it. So it is already ready for sewer service. It, obviously, is already part of the urban edge in the sense of utilities are now ready to get to it. So, again, we are right at the urban edge. The urban edge of industrial up here; the urban edge of a park right here; and the urban edge of an apartment complex right here, with a sewer site right here. We are the next tier.

So as we realized that, and as we came together and decided to master plan this, one of the things that truly was exciting when we heard the Farzaneh brothers come to us, was they didn't want to just do another project. They said, Sean, why don't we find a planner that can do a 760 acre project on a national planning level – somebody that has done this size of an

animal – somebody that has done it in many places and somebody that has the experience and wherewithal to give us the vision we need. That, too, was really very exciting. That kind of blew us away when we started thinking about that and where do we go and where do we look? Well, we asked around – Jalal and Mohammad asked around, where do we find somebody like that? They soon came to a name, and his name is Phil Stuepfert and he is here from Chicago, Illinois tonight. He has worked with us since the summer of 2014 to put together this vision. I want to let him talk about his experience, but at this time I want him to come up and talk about how he came to today with this project. So, Phil.

2. Phil Stuepfert – Thank you, Sean, and good evening to you all. It's good to be here. While I am from Chicago, don't hold that against me. I'm no stranger to this area. I've done many projects around the Oklahoma City area. One of the first ones I did almost 20 years ago was Gaillardia Country Club up on the north side. The Gaylord family had hired our firm and many of you maybe know that property. It's all fully developed and they're building some of the last homes in there. I've done several properties since then. Richard McKown, with Ideal Homes – I've worked with him a lot over the years, now doing a large property. Also, with Crout Companies on the east side of Mustang. So I've done a lot of work in this area. I love this area. A lot of great people down here. I look forward to doing this one, as well. It's been a fun one. We've been at it for a while, as Sean was just saying. It's been fun. It's been a pleasure working with your staff. I hope that you all like this development, because we're trying to bring you something that fits into Norman that can be a great project that you're proud of.

Real quick, about myself, and then I'll get into the project. We do a lot of plans around the country, and so I try to bring some creative ideas to this development. One of the things I really kind of hit home is how we look at open space and trails and amenities as the key part of network of the community. First is kind of worrying about transportation and road first, and densities and things like that – we first look at open space and how great we can make this community. So we've worked in about 25 states around the country and have a lot of them that are built and I'm proud of many of those communities that we have done. They're great communities to live in and the people love them. So hope to do the same here.

So many goals when we started this back in '14 and Jalal and Mohammad and Sean – I think it was the first meeting I sat down with them – said, you know what? We want to be proud of this community when it's built. Jalal even used the word "legacy" – I want to leave a legacy in Norman and I want this to be great. I love when I hear that from clients up front, because it shows that they are committed. I know they've been around here for many, many years. So hopefully we can create a great community that you're proud of. It has over 210 acres of open space – that's almost 30% of the site is in open space and there's going to be, as I'll show, trails throughout the entire community. We tried to design for the highest and best use, but still be sensitive to some of the neighbors that are around there. I know when I drove it and have been out there several times – as you get further out east, it's definitely more of a rural type feel so you kind of have this situation like you have in a lot of cities where your urban growth boundary is here and you have ag and rural areas next to that urban growth boundary and, as you grow out, there tends to be this conflict. As you'll see in the plan, what we tried to do is put more of the intense uses further west and, as you go east, less intense, bigger lots, and things like that. So we have an equestrian estate type community that's going to be way out on the east side that hopefully fits in better with that area. Innovative storm water techniques – it's certainly in Tom's court, but we've definitely got to model those as well. Then you get into some of the bioswales and rain gardens and some of those things to kind of cleanse the storm water before it goes into Lake Thunderbird. Done a lot of those types of things over the years, and I think that's really important. I'm glad to hear that, in talking to your staff, it seems the direction that you're trying to go to be sensitive to cleansing the water and those types of things. It sounds like your ordinances already are headed in that direction. That's the way the country is headed – is trying to cleanse our storm water before it gets dumped into some of our water supplies. We will definitely be doing that on this property. We want to have the flexibility long-term – and this project literally can be a 20-30 year timeframe – it may be even longer. I know Gaillardia we

talked about 10-13 year timeframe and it ended up taking – here we are at almost 20 years later and they're still building the last homes in there. So these are long-term projects. When they're long-term, you really want to look at having diversity of land uses and products so that you can stand the test of time, because the market – people that are coming and living in Norman – it changes over time and we have the whole Millennial generation that's coming up if you've heard about that. They're really going to start buying homes when they're in their low 30s and they're looking for certain sorts of things. You also have the Boomer generation, who still wants to live in Norman, and they're looking for a certain type of product. So we're really trying to bring a diversity of product in this project, which is why you see so many different land uses.

So parks and open space. We have two large public parks which your staff has agreed to the right location and the right size. But we also have lots of small parks throughout the entire development; they're all tied together with trails. I'm not going to read through every single one of those there, but you can see there's a lot of things that we're focusing on that I think are important, one of them being the trails. I didn't add up how many miles of trails we have in here, but it's a lot. To me, it's one of the best things you can do as a community is to have a really good trail system that connects regionally. So not only in our community, but if you can connect to the trails that we have, you can really have an awesome, awesome place. So that's one of the main things that we focused on. Landscape – I've already started talking with Jalal about the edges of this property and some of the monumentation and landscape to be able to put a lot of money into that, because that's really what makes these projects look good is not only to have them structured right, but also put a lot of money into the landscaping. He's committed to do that and we're going to put a lot of time and effort into that.

So real quick on the overall, and then I'll just kind of flip through a few more slides on some of the detail. But to cover the point I was trying to make earlier is that we tried to put a lot of the higher density or higher uses in the center of this community, right in that area. You have The Links over here, which is a higher density type project, so we felt like if we put a lot of the density through here that would make some sense to transition those land uses. We also have them on the north side of the road through here in the Rieger tract, and a commercial center right in there on Cedar Lane. So that seemed to make some sense from a land use standpoint. But as you go away from that, and certainly out here you can see this entire area out in here is a lower density, and as you get out into here – I mean, we've been talking half-acre, acre lots, maybe even more, whatever seems to make sense. But that would be that equestrian type community right in that area. So we've thought about how these land uses transition. Now, I understand that there are some neighbors through here, but one of the advantages, I think, of this location is we have a huge open space corridor coming down through here and one small little development pod in that location, and this is going to be maybe some sort of a senior-focused facility right at that point. So hopefully that's showing some sensitivity to the neighbors and won't be – it's not like we're trying to show apartments right next to those estate lots. Some of the road transportation that we – well, let me back up first to the open space network. I think what's important to note is all these corridors that come through here we've respected and have ample buffers of open space and trails through there. Now, this can tie to the overall trail master plan of your entire community if you all head in that direction, because all these corridors come into our community that you could tie trails to. So I think that's kind of exciting as a city – hopefully you're excited about that as well, to how can you make these trails for your whole community tie through this new development? It's one of the things I see around the country where a lot of cities don't put a lot of effort or time into that. From what I understand, so far you guys are headed in that direction and thinking that way, and I encourage you to continue to head down trying to make strong open space corridors and trails throughout your community, and we're certainly kind of giving you the framework in this property to be able to tie to that.

I think we'll go into some blow-ups here. I've just got three different areas. This focuses on the Rieger tract. Saxon Park is up here on the north side and, again, back to this connectivity, if you can provide us a trail connection that comes through here, all these people that live in this community can just get on a trail and go right up into Saxon Park. So that could be really a neat thing. One of the things we do that's a little creative that you don't see too

often is that, when you have an open space corridor park in this area, is we bring that collector road right on through along the open space, so you come through here seeing the open space, seeing the trails, that opens up a very nice community feel versus what a lot of time you see is just striping roads through here. Putting roads through and no real thought to open space and how that relates to your experience as you go through. So if you look at this road here as you come into this part of the development, we placed a pocket park right in this area so that you have a distant view across into the open space. So as you're driving around, it actually doesn't feel as dense, because you're always seeing an open space. It's a strategy that we like to do.

This just shows that trail connection again. It sounds like this is going to be an awesome park by the time it's done and we'd like to provide connections to it.

Down here I talk about land uses being adjacent there. As you get down to here, I want to spend a little time on this area right in the center. This is one of the things I think is a little unique. This entire area is pretty flat and very developable. When it came to Jalal and the team, I said, you know, what about creating a nice huge central park right in the center of this community that everything ties to? Now a lot of builders and developers will say, well, that's developable land, let's put that in lots. But I will say that I'm very open to my different thoughts and ideas and they were all for it. They said, no, absolutely let's put that – it's about 5 acres – in this location, it's going to be up on a hill. What a great environment that is going to be at the center of this community where people can come, meet each other, and it can just be a wonderful place and really a key node in the entire community. If you look at how we have the trails coming through, they all tie to this park. You can go up through in that area and then we have these cross connections through some of the higher density part where all these people can get on trails and come down to this park. One of the things not shown on this plan, because we're at a pretty big scale here, is that there will also be smaller parks and open space within some of those pods, so that's something that you're not even seeing yet. We're showing you the overall picture – the big open spaces – but we'll also have small ones within the parcels that all connect. It's definitely a focus of this community.

To go off to the southeast I was mentioning the equestrian land uses over here. Hopefully that is a better transition to the far east, where you have more rural type estate lots over in there. And, again, you can see how these trail corridors – these could be equestrian trails through this entire area that tie through and then they can even have the walking trails that tie down into those areas as well and come up into the commercial. Again, from west to east, the density gets less the more that you go to the east.

This is a neat graphic because it shows you all the open space, again, on a macro level. But within these parcels we're going to have lots of open space corridors and buffers and things like that. So by the time you're done, there will roughly be about 30% of this property in open space.

A couple of things I just want to point out on the macro side of things. This is going out to Lake Thunderbird and all these corridors I was mentioning come up into this property, so we've respected those – all those protection zones and accommodated them in the master plan. And rather than just doing that, we went the next step beyond that and added more open space and connecting to those corridors, so it really can provide great regional trail connections if you ever build trails through some of those areas.

This is a blow-up of what Sean was showing earlier, how we're just right on the urban fringe as a PUD, so it will tie right into some of the PUD developments that you already have in that area.

So I'll sum up and pass it on to Tom to go through some of the engineering. I just want to say that I look forward to continuing on this property, if you all approve it and recommend it and it goes through Council with approval, to make it a great community. I'm not just saying that. It's something that we've done and done in this Oklahoma City area and hope to do in Norman, as well – make it a community that you can be proud of. So, with that, I'll turn it over to Tom and listen to some of the engineering aspects.

3. Tom McCaleb, SMC Consulting Engineers – It's a large project – 760 acres. It is the largest zoning project ever to come before this board – ever. He mentioned a couple of the other ones that have been large. I did those. They're large – this one is larger. The impact of this application was initially overwhelming for staff to review. As he said, it's been in process for a long time – close to two years. Now, after a time, we have an application that can be approved without those overwhelming issues being a factor. Why? I'll tell you why. Because nothing you see here tonight is the same as our initial submittal package. The complete staff has wrapped their arms around this project and has required modifications, new studies, and many meetings with the applicant and the professional staff. We assembled this project to a feasible application after a long, exhaustive timeframe. It hasn't been quick. The staff includes Parks Department, Planning Department, Public Works, Engineering, Traffic, and Utilities. Approvals from all these departments are included in your staff report tonight. SMC – that's me – had to prepare a bunch of additional studies that we've never had to do before. Some that we do routinely are traffic studies, and we did a traffic study. And we did it again. This is the traffic study. Traffic engineer is right here – he prepared this thing and we met with staff on this issue quite a bit, because there's a lot of traffic to absorb on this 760 acres. And we finally condensed it to where it makes sense and staff supports it. Others – we had to meet with the traffic department. We met with Shawn O'Leary, Angelo Lombardo and in your packet tonight you will see a report memo from Shawn and Angelo and David Riesland, who is back in the back, giving their recommendations of approval. You have that tonight for traffic.

The utilities situation is a little bit different. It was like starting from scratch. When you're in this part of town, there's nothing there. That was unique. Normally you have infrastructure that's readily available; in this case we did not. So we had to formulate a study. The existing water system we were told by Mark Daniels needed to be explored, because the water does not go through the property. It goes to it, but not through it. So we had to do a water analysis – a water study. To do that study, we had to get with the Fire Department and get raw data. When I say raw data, we had to get fire flows from the available systems in the City of Norman adjacent to the area. And we did so. We put together into a model to create what we think would work, and that took several iterations of that model.

On the sanitary sewer study, the same thing – sewer was not available through the site; it wasn't even to it. So we had to explore those issues. Again, we had to meet with Mr. Daniels and get with your consultant in Dallas, who had done your previous study, and work with him to verify capacity was available where we could tie into, and we did that. This drawing you see before you here represents the preliminary site development plan. That looks pretty simple. The road system matches the plan of the planner, but to incorporate the utilities and the infrastructure took quite a bit of effort.

This drawing is a phasing plan. As you well know, as part of the PUD process, we have to do a phasing plan, meaning which one do you do first, second, etc. Two years ago we started this thing, we did not have an idea how to phase it. We had several possibilities. We also had two landowners. So the phasing would have to be looked at alternatively. That's why you see right there a phasing sequence for Rieger and you see a phasing sequence for Farzaneh. This is not my first phasing plan. Some of the issues we had with staff was how are you going to phase it and how is it going to make sense? Going through the studies with the water and sewer, which we did, it started to make some sense.

This is attachment 1 of a water system. You see the area marked in red hatch represents the acreage of 215 acres. That area can be served with a water connection right there that's existing and extend that water line one mile that direction; it will serve all that in red. That line had to be upgraded – the normal size of a section line water line is 12". That one we had to upgrade to a 14". But a 14" water line is not served by the City of Norman maintenance equipment, so we had to go to a 16". But that red area works with that line connected to that service that's existing on Cedar Lane.

This area right here works with water connecting right here and going down to this site for this piece of land right here. That's independent.

This piece of land right here works independently. You've got this water connection. You've got this water connection. It'll connect up here at the Saxon. You can also run your water line down to here and back to here without connecting to here. The area in red works for that configuration. You're seeing these white areas – that's controlled by elevation and those we can't get the right pressure to those areas until we do something different. But those areas are not included in the red hatch.

Then you've got this one – what we can do if we put a stand pipe right there – we can serve all of it with a water line without connecting here and without connecting there. So this water kind of made some sense.

Then we advanced that to the wastewater. Similarly, this area here, of 240 acres or so, can be served by one lift station sitting right there that will facilitate almost all this tract and a huge chunk of that tract. If you look at the previous slide, this fits the phase 1 of the water system as well. So that gave us some credibility for our proper sequencing diagram.

We follow the same sequence for a lift station like this piece, for a lift station in this location; this piece for a lift station down here; and this piece for a lift station over yonder. This piece serves today. That area was included in the service area of the lift station that sits right there. So there are several scenarios of how it could be developed and all that led us back to the phasing drawing that I showed you a while ago that now has some credibility for making sense because Phase 1 fits our hydraulic solutions. That, in itself, gave some flexibility – it gave some help to the City staff because they were worried about the traffic as well.

So Phase 1s – and those will go the same areas with the same traffic situation, so we concentrate in this area for a long time. That's a lot of acres and it will take several years for that to develop. So this project can advance systematically and we're guessing it's 20 to 40 years to develop all this tract of land, so it's gonna take a while. So Phase 1 – the initial phases can go in this area here pretty routinely, and we did not know that two years ago. But with staff's help, we were able to get the hydraulic demands and the wastewater demands and it made some sense. And it even made sense to staff. You'll see in your packet, again, you'll have a memo recommend approval on those systems. We have memos throughout your staff report, which is very complete, very concise, and kind of unprecedented. Each discipline has been addressed by each professional who represents that facility. I don't want to leave out the Parks Department; met with them as well. We've already been to the Parks Board. They met on this project, everything you saw here, and have endorsed it. We went to the Greenbelt Commission; they applauded this tract. They loved it. They didn't love it; they liked it. They endorsed all the trail systems and all the stuff that we're representing tonight. It was well accepted, let me put it that way. We worked hard. It hasn't been easy. I've had to think – that's tough. So we now have it figured out where it makes sense. Staff is satisfied with the feasibility of how it's going to work. So we ask your support and your approval tonight. Thank you.

4. Mr. Boeck – To the developers and representatives, of course you know that my area of concern is always in aging in place and how to develop these kind of developments. You've got some great trails and hiking and stuff like that. I'm not one that likes nursing homes or retirement villages or whatever. I want old people to be able to age where they buy a house in your neighborhood. So how are you handling that kind of situation? So that no matter which density the housing is, the houses will be accessible, not just for old people, but for young people with old family members, like grandparents and parents and aunts and uncles, so that throughout the longevity of this project, people of all abilities and disabilities will be able to feel this is home.

5. Mr. Rieger – Well, I think the short answer to that is we're not at that point, yet. We're at the master plan level. We're not even down to the sidewalks yet.

6. Mr. Boeck – I just wanted to bring that up just to make sure that it was in your brain.

7. Mr. Rieger – It is, and I know that that's always in your brain. So, certainly. I think one key point on that, too, is, as you well know, aging in place architecture has taken pretty huge leaps in 20 years, since ADA and many other forces have shaped it since the mid-90s. What I would encourage you to think about is that what you see on the screen is 62 phases. 62 phases. Brookhaven, I think, just filed 42 – I think Brookhaven 42 just came through. So we were talking in the office one meeting – Brookhaven, we think, is about 900 acres and they're in the 40s of their phases, and that was started in the late 1970s, I think. So that's the timeframe we're talking about here, when you consider this project – is literally decades out. So what has happened since the 90s, when we had ADA and aging in place started to be a discussion? Who knows what happens in another 20 years with that discussion.

8. Mr. Boeck – You'll have the Millennials becoming like us Baby Boomers.

9. Mr. Rieger – Right. So certainly, it will impact this project, I think, as it goes forward. I appreciate that.

10. Ms. Pailles – On the same area. Housing for elderly folks, fine. You might consider putting it near one of the commercial areas so they have a place to walk to to get basic things without being able to drive. That might be better than kind of isolated there along 36th. Also, you can't do a lot of trails for wheelchairs. I mean, it's just cost prohibitive. But maybe a quarter of a mile to a trailhead which would be not cost prohibitive and would get – older folks like to be places where there's foot traffic and people. So something like a trailhead where they might not necessarily even – the ones who are able could venture into the woods; the ones who are not could watch. So I'd just like to suggest placing the elder housing near a commercial area, near a trailhead with a little bit of concrete path through the woods.

11. Mr. Rieger – We appreciate that. I would note, too, we put in several nodes of mixed use development. Some of these areas are mixed use because we do envision that that becomes more and more of a housing and work-in-place concept. More than I think you've seen in any other development, we've put little pockets of mixed use development within this one because we think that's the future. And that could be some opportunities as well.

12. Mr. Knotts – So, Tom, please. Tom, you know I'm expecting this to be a nice place. So I then expect it to be irrigated. I did some rough calculations – ciphering, as you'd say. This 760 acres will, if you consider 75% coverage – I didn't have the final park areas and all of that. If all of that is irrigated, it'll be more, but it's more than a month's worth of capacity for the Norman water system. I was wondering if there was a possibility of having a dual system with this, since you're building lift stations and you could possibly take treated water from the wastewater plant back and have a purple pipe in the ground that would serve all of the irrigation needs, rather than using water that we're finding is increasingly scarce.

13. Mr. McCaleb – Well, Tom, I think it's a good idea. We haven't advanced to that level. But gray water used for that purpose has certainly been done elsewhere. We're open to that suggestion. I don't know if we can ...

14. Mr. Knotts – You know that we're talking about – I mean, the COMCD is discussing the possibility of taking that water all the way to treating it – highly treating it and taking it to Thunderbird, and then bringing it back and treating it again. It seems to me that if this project could facilitate at least a portion of that purple pipe from the wastewater treatment plant back toward Thunderbird, I think you've got a finger that comes down that is a perfect opportunity, and it would be – I mean, it's almost – my problem is that it's going to cost the City of Norman a lot of money to treat that water at the plant, take it to Thunderbird, bring it back, treat it again, and then distribute it. This would have an opportunity to save a portion of that capacity and might save the City some money.

15. Mr. McCaleb – Mr. Knotts, we're open.
16. Mr. Knotts – I know you'll be around in 40 years when then is completing. I don't know that I will. I'm planning on that.
17. Mr. Boeck – I have this vision of Tom up here in 40 years making a presentation.
18. Ms. Pailles – To follow up on Tom's, if you use native plants, you don't have to irrigate. If you get over the love affair with Bermuda grass, it takes care of a lot of it.
19. Mr. Knotts – Sean, this is just kind of an informational question. What is that property at the northwest corner of 36th and Post Oak? All of those concrete fence posts – goes $\frac{3}{4}$ of a mile. I mean, this is existing.
20. Mr. Rieger – I'm trying to get back to the aerial to make sure I know where you're talking – you're talking about down here?
21. Mr. Knotts – I'm pretty sure it's that northwest corner of that, going north.
22. Mr. Rieger – Here's 36th. So right here, Commissioner? Is this where you're talking about?
23. Mr. Knotts – I think it goes to the half mile. They have put – this is an existing – I don't know who you bought this from.
24. Mr. Rieger – It's a lady named Hattie June Smith that owned all of this land as one ownership. And she passed away 7, 8, 9 years ago, I think.
25. Mr. Knotts – Was it an estate of some size or something? Because you don't find those concrete fence posts.
26. Mr. Rieger – She had been out there for many years. I could tell you some good stories about Ms. Smith. I used to meet her out there and she would tell me all about her cattle and she was one tough lady, I'm telling you. She had worked cattle for many years on that land. She lived on that property in a house up by Cedar Lane. I don't know, Commissioner, what those were on the south end, but she owned all of that and worked it for many years and lived there.
27. Mr. Knotts – When I was looking at it, it's just an odd situation. You know, sometimes you'll have corner posts and things like that, but this every one of them going up through there.
28. Mr. Rieger – I can tell you about our property to the north. It's fascinating history. That used to be a golf course – the 160 acres north of Cedar Lane. We have found concrete picnic tables that have 1930 stamped in the bottom of them and little bitty stone bridges over creeks. We were told the history was it was actually a private golf course, and so we think it was left over from that era. But there's some interesting history to that entire 760 acres.
29. Mr. Knotts – Your project will obviously reduce the wildfire possibilities in the area.
30. Mr. Rieger – That's very possible. There are a lot of cedars there. Thank you.

AUDIENCE PARTICIPATION:

1. Richard Ice, 2900 Black Locust Court – We are in the older estate neighborhood that was mentioned during the presentation. We're here tonight because – we actually attended one of the earlier meetings about a year and a half ago. We're concerned about the possible future

impact on the classification of the dam that retains our pond. If you look at the aerial that's up there – maybe we can show it here. Right here is our dam. Something that we understand from looking at some of the planning documents is that this is a potential that could be upgraded in terms of its risk, which could cause future costs for our homeowners association. We're a small group of houses. We only have about 20 residences. If we start to incur large future expenses for either upgrade of the quality of the dam or for annual maintenance and inspections, we're concerned about where the money for that is going to come from. So just be aware that there's a possible impact on the existing neighborhood there. I appreciate your time.

2. Mark Fuchs, 2951 Black Locust Court – I'm a neighbor of Richard and Marian. My property backs up adjacent to the property that they're talking -- to the west of this tract there at Cedar Lane. One of the things that I do want to make note of is that we've heard some great speakers get up and talk to you, and I feel a little overwhelmed. But I do want it noted that I wasn't even notified that this hearing was going to occur, and it's my understanding that I was supposed to be notified at least 30 days before it occurred. I found out about it at noon and I did a little bit of perusing through the documents on your website during my lunch period and that's the only preparation time that I have had. One of the concerns that I have, you were given some great charts and graphs about the population expectancy of Norman in this area. I work for an energy company. Oklahoma is in a downturn. Can we really expect this kind of population growth to continue when we've got our major employers laying people off? I'm afraid that we may get started into a project like this and not have it completed and come to the realization that it's not economically feasible and then we're stuck with it behind my property. One of the things that I did look at while I had a little bit of time during my lunch break was the master stormwater plan. Left me with a lot of questions. I'm a nationally certified stormwater plan preparer. I'm a nationally certified stormwater planning inspector. I see an awful lot of questions here. The first thing that really jumped out to me was that it appeared to me, and I'll admit I didn't note the date on the topographic map that was provided as part of the plan, but it appears to be very outdated. It doesn't even show our lake on it. I'll get back to that in a little bit. The major concern from looking at the plan, though, is that they did state that they estimated an increase in the runoff from the area to be 65%, but they didn't address what they're going to do with it. Is that going to back up on my property and flood me out? It's quite possible. My property is adjacent to where they're wanting to put the apartment complex in. You're going to have a lot of roof material, you're going to have a lot of parking lot, and that's probably going to increase your runoff even greater than that. I have a low lying area. It wasn't addressed. The City has Saxon Park up there. You have a significant tributary that flows through it off of this property that goes to Lake Thunderbird. What's going to happen with all that excess water that comes down through there? We didn't address it. There's a lot of things that are just missing in that plan that I typically see when I sit down and write a plan. And to be quite honest with you, if I were inspecting this plan I would reject it – the stormwater plan itself. I probably wouldn't even begin to think about turning it in as a finished product of something that I had done. I looked down and just kind of perused through some of the rest of the documentation. Yes, you do see an awful lot of approvals from the different departments within the City, but in almost every single one of them you see deficiency listed after deficiency listed – no ways of correcting those deficiencies, but yet they're approved. To me, it just looks to me like the whole proposal is kind of thrown together and it needs to spend a little bit more time in addressing these issues. They're asking us to approve of rezoning with an awful lot of questions there. If you really get down and look at what they've prepared, there's an awful lot of questions that they're not answering and they're saying, trust us, this is 40 years out, we'll fix it by then. The other thing, too, wetlands. You know, that's a big issue now. I don't see anything addressing the wetlands, and there are wetlands on the property. I'd like to sum it up by saying that, you know, I moved out on my property – I've got a small acreage there. My kids grew up playing on that acreage. My grandkids now play on that acreage. This – what is being proposed here tonight is going to have a drastic impact on that. It's going to change it for me. When I moved there, I moved there literally just a few weeks or months after Cedar Lane was paved, so I've been there

since the streets were paved. One of the reasons why I moved there is I looked at this 2025 plan and saw what the zoning was. I looked at that as a promise from the City to me saying here's what we've got planned for this area, which is low impact, low residential, and that's what I wanted to have for my family. Now we're wanting to change it. You reniged ...

DISCUSSION AND ACTION BY THE PLANNING COMMISSION:

1. Mr. Boeck – I appreciate what you're doing in terms of open space. Obviously, in discussing runoff, that's been a big issue in this community, but you've talked about the swales and similar things to what other recent developments have happened where the runoff is handled in a more natural way than through stormwater pipes and stuff like that. Obviously, there's regulations for runoff to other people's property. So I appreciate the extensive use of open space for trails, for keeping natural environments. I like what I'm seeing.

2. Ms. Pailles – Since there will be more runoff with the development, the water quality protection zone that you've outlined – does that account for the fact that those areas are likely to erode because they're carrying more water? And is the zone wide enough to accommodate that possible erosion? Was that all calculated in?

3. Mr. Rieger – Yes. I want to show you – it does not show it, but basically – well, no, I think it does. You see that yellow line. If you see that yellow line right there, that is the WQPZ zone.

4. Ms. Pailles – Well, that's the present one. But it's going to be carrying more water and so what is now is going to expand probably.

5. Mr. Rieger – Could be. The WQPZ zone was based on the full build-out, I believe, at 2025 so you may be correct in that but, again, that deals with maximum build-out of maximum capacities and densities, was my understanding of the WQPZ zone. It's important to note that in the PUD we have recognized the WQPZ zones are there and that we must honor those. So we're very sensitive to that. We have not sought to minimize that or change that.

6. Ms. Pailles – Could you talk a little bit about the road construction schedule? Those are teensy little roads out there.

7. Mr. Rieger – They are, and I think what's important to note, too, in conjunction with one of the neighbors said that, for instance, the stormwater plan is one that he wouldn't have submitted it. Well, we wouldn't, either, when it was preliminary plat. But this isn't a preliminary plat. So at the time of preliminary plat, we must come through and satisfy all of those development criteria of showing how we're going to construct those roads, how we're going to address the arterials, and all of the roads within the project will come through at the preliminary plat stage, as we normally do. So we'll have those roads designed and planned per the transportation comp plan and per all the requirements of the City. That's where you get to make sure that we've done all of the – and the traffic study will be updated as necessary at that time as well. So we still have to go through all of that process for every one of those 60 phases, basically.

8. Ms. Pailles – Right now there's not even stripes on the roads.

9. Mr. Rieger – That's correct.

10. Ms. Pailles – And just as a point of information, we don't have all of it. Most of it is on file at the City, so there's stuff that you guys have done that we don't see. So if I'm asking things you've already covered.

11. Mr. Rieger – That's correct. We've submitted pretty extensive items, but still, of course, not to the level that it will be at preliminary plat. We don't put those, typically, inside the PUD. We reference them and then Tom and his staff presents them to the Public Works Department.

12. Ms. Pailes – Is there school land in the area?

13. Mr. Rieger – There's not. We've talked about that quite a bit. The Norman Public School system stops at Cedar Lane. So Norman Public Schools are north of Cedar Lane. Noble Public Schools are south of Cedar Lane. For Norman Public Schools, they just built Regan Elementary, which serves that area, so the Norman Public Schools, to our knowledge, have no interest in another school site for that location. The Noble Public Schools – we've talked about it. We haven't decided yet whether there will be a site put in there, but the superintendent of Noble Public Schools and, I believe, the assistant superintendent were at some of the meetings and I know a dialogue has been on and off about what their needs are. Again, there are subdivisions coming up from the south, so we're not sure where Noble would want to deal with that. But that has been in discussion and I would suspect, over the coming years, that may be an issue that we continue to develop.

14. Ms. Pailes – It's a great opportunity to do fantastic things, because so much is under the same plan. Is there anything really new and nifty and sustainable – okay, so let's talk about sustainable. My son's area in Texas, they put in geothermal backup for all the homes, which helps to keep your home at 55 degrees. If you want it warmer than that, you need an additional backup. But geothermal is certainly the essence of sustainable. Do you have any new and unusual sustainable features like that?

15. Mr. Rieger – I'm going to ask Phil to actually come up and what I would ask him to do is to come up and talk about, in general nature, what he's seen around the country. We have asked Phil to kind of give us some ideas. Just real quickly, I would say, and I don't want to revisit this discussion – I'm not trying to do this, but we have already suggested a few things, such as sidewalks on only one side of the street, so that we save the pavement on the other side of the street. We haven't gotten there to agreement of that. We took that out of the PUD. But things like that have been in discussion and, Phil, if you want to talk about a few other things that we've talked about and thought about and that he's seen around the country.

16. Mr. Stuepfert – Sure. Geothermal – I will skip that one. I'm not a geothermal expert. But let me talk about a couple of the other things. One is the bio-basins and bioswales and rain gardens and things for stormwater. I briefly mentioned that earlier. That is something that we've – I, personally, have been very passionate about for probably the last 15 years of building those types of facilities and we've already had a conversation – Tom and I have been talking about how we can build a lot of those into this community. So, for stormwater runoff, we definitely want to cleanse that stormwater in rain gardens and bioswales. So that's one of the things that's more sustainable, a little bit more creative that we will do.

17. Ms. Pailes – That's really nifty. You kind of wonder, if the roads are right next to the creek areas, that means that there's general wash runoff from the roads that's oily into the creeks.

18. Mr. Stuepfert – Well, that's where we catch it in the curb and we direct it – into the curbcut and then into the bioswale and put some of that native – I think you mentioned earlier about the native vegetation – put that in some of the bottom. The water goes in there, get some plants that literally absorb and eat up a lot of the contaminants and cleanse it before it goes on to the water supplies. That's our plan to do those types of facilities. That's some detail we'll get into, obviously, as we get into the plat level. But one last thing on this, because it's kind of important, is we did talk early on about narrowing the street widths and a lot of things like that, and at the end of the day I think maybe staff wasn't wild about. It's very different – and

I'm not saying anything bad about the staff, because across the country I see this all the time where everybody just wants to go with what we've always done. What I'm starting to see in land development industry is a lot of changes similar to what you're bringing up to be smarter about how we do stuff. It's very different from what everybody is used to. So we had that discussion, as Sean said, and ended up pulling a lot of that back out and kind of going with – whatever. But I would encourage you all, as a City, to look closely at that kind of stuff as you move forward. It's very progressive. Unfortunately, a lot of – it's so different that it's – you know, when everything is different, it's a little hard to accept.

19. Mr. Boeck – It's one of those things – getting traffic engineers to accept a 10' wide lane to slow people down, as opposed to a 12' or 13' lane. It's going to take a lot of education.

20. Mr. Stuepfert – Absolutely.

21. Ms. Pailles – Well, there's also the deal that fire trucks are 12' wide. So one of the streets you suggested is 24' wide, which means two fire trucks aren't going to pass each other. Not that that would be a common occurrence.

22. Mr. Boeck – Roberta, I've never seen a 12' wide fire truck.

23. Ms. Pailles – That's what they said on the Lindsey Street meetings, was that you needed 12' for it.

24. Mr. Stuepfert – There's a lot of different things you can do to accommodate those. But, again, it's different and so sometimes things like that don't go through.

25. Mr. Boeck – One thing I was going to say in terms of bioswales and stuff like that – I built a house two years ago and wanted to put in a 10,000 gallon tank, and when I calculated the runoff off my roof, it was actually 30,000 gallons if the annual rainfall. So when you look at all the houses that are being built here and you start talking about possibly – was looking at ways of collecting water to use for irrigation and stuff like that. Of course, not everybody wants that in a house price. But looking at it in terms of how you develop your ponds to recycle that water into irrigation is a great conversation. I know that's all farther down the line in terms of when we start developing the detail, but that is a good conversation.

26. Mr. Stuepfert – For sure. Like rain barrels. You've probably heard about rain barrels to collect some of that water. You're talking a much larger facility, but even just small ...

27. Mr. Boeck – I was just surprised how much rain – you know, with 32" average rainfall in Oklahoma on a 1,900 square foot roof – that's a lot of rain. And that's a lot of water that can be used for flushing toilets and your own landscaping.

28. Ms. Connors – Mr. Chairman and Commissioners, I just wanted to address a couple of Mr. Fuchs' concerns. One is that, although the 2025 Plan is an adopted plan, it can be amended, and any property owner has the right to come forward with a request for amendment. I just want to remind you that this body is a recommending body and this will go forward for final decision at City Council probably in March. We will certainly check to see why you weren't noticed. We have a list of the addresses that were noticed. So we'll check on that.

I want to also mention that we are starting a new comprehensive plan process. Although this is very low density under the current plan, I'm not sure what it would be if this is not approved, what it might be in the future.

Dave Boeck moved to recommend adoption of Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the City Council. Erin Williford seconded the motion.

There being no further discussion, a vote on the motion was taken with the following result:

YEAS	Sandy Bahan, Roberta Pailles, Erin Williford, Andy Sherrer, Dave Boeck, Tom Knotts
NAYES	None
MEMBERS ABSENT	Chris Lewis, Dawn Jourdan

Ms. Tromble announced that the motion, to recommend adoption of Resolution No. R-1415-84 and Ordinance No. O-1415-33 to the City Council, passed by a vote of 6-0.

* * *

Item No. 7, being:

MISCELLANEOUS COMMENTS

1. Mr. Boeck – I think that the conversation – we've had this conversation carry on about water and stormwater and the quality of our water in Norman. I know one of the things that is coming up in future codes for buildings, because of the water issue nationally, is that buildings are going to have to address the water that hits them and use that water – reuse that water. I'm sure that's going to go onto residential eventually. So if we're talking 20 to 40 years out, that's going to be something that we'll have to address as these plots develop – how that water is used. So that's a good thing.
2. Mr. Sherrer – Excellent comments, and absolutely. I think Commissioner Knotts' comments were dead on as well. I appreciate those earlier.
3. Ms. Pailles – What's the status of the Center City Visioning Project? It's been through some public presentations.
4. Ms. Connors – The public hearings were held on January 6 and 13, and I had a Steering Committee meeting on January 26 and we're moving forward. There was a lot of discussion based on the public comments, so we're continuing to have Steering Committee meetings, and I have another one scheduled in February. We're not quite there.

* * *

Item No. 8, being:

ADJOURNMENT

There being no further comments from Commissioners or staff, and no further business, the meeting adjourned at 7:59 p.m.



Andy Sherrer
Norman Planning Commission